

**Application Number: 20/11241** Full Planning Permission

**Site:** GREENBANKS, LOWER DAGGONS LANE, SOUTH END,  
DAMERHAM SP6 3HE

**Development:** Shed

**Applicant:** Mr & Mrs Vincent

**Agent:** Swift Architectural Design

**Target Date:** 08/01/2021

**Case Officer:** Kate Cattermole

**Extension Date:** 12/02/2021

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## **1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Impact on the character of the area, and appearance of the countryside, AONB and Damerham Conservation Area

This application is to be considered by Committee because there is a contrary view with Damerham Parish Council

## **2 SITE DESCRIPTION**

The application site consists of a detached 1970s house, situated within the rural settlement of Damerham. The site is in the countryside and falls within the Damerham Conservation Area and Cranborne Chase Area of Outstanding Natural Beauty.

The dwelling sits within a large plot, with garden area to the east and north of the house and is surrounded by open fields on three sides. The garden area to the north of the dwelling is used as a vegetable plot and for keeping chickens. Within this area there is a brick built outbuilding with corrugated roof, which is sited adjacent to the rear boundary of the site. There is also a small shed and greenhouse.

To the east of the site are water meadows that play an important role in providing a foreground setting to the settlement. The conservation area covers North and East End, Court Farm and Mill End enclosing the water meadows and fields as well as the playing fields and the Church.

## **3 PROPOSED DEVELOPMENT**

Detached timber outbuilding with slate roof to be sited parallel to the northern boundary of the site, within the vegetable garden.

#### **4 PLANNING HISTORY**

13/11097 Removal of conditions 3 & 4 of planning permission 13/10020 Granted  
22/10/2013

13/10020 Detached garage Granted subject to conditions 06/03/2013

04/81894 Ground and first floor extensions granted subject to conditions 08/11/2004

#### **5 PLANNING POLICY AND GUIDANCE**

##### **Local Plan Part 1 Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

##### **Local Plan Part 2: Sites and Development Management Plan**

DM20: Residential development in the countryside

DM1: Heritage and Conservation

##### **Supplementary Planning Documents**

Cranborne Chase AONB Management Plan

SPG - Landscape Character Assessment

#### **6 PARISH / TOWN COUNCIL COMMENTS**

##### **Damerham Parish Council**

After a discussion at the Damerham Parish Council meeting, the members proposed, seconded and resolved (8), the recommendation of a PAR4 Refusal, for the reasons listed below:

Over developed planning

SDR2

Out of character for the area.

#### **7 COUNCILLOR COMMENTS**

No comments received

#### **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

**HCC Rights of Way:** no objections

#### **9 REPRESENTATIONS RECEIVED**

None received

#### **10 PLANNING ASSESSMENT**

##### **Principle of Development :**

The outbuilding would be used for a storage shed in association with the residential property and therefore subject to the policy criteria set out in Policy ENV3, STR2 of the Local Plan Part 1 and Policy DM1 and DM20 of the Local Plan Part 2 being met, the principle of development is acceptable.

### Impact on the character and appearance countryside, AONB and Damerham Conservation Area:

The proposed outbuilding would be of single storey pitched roofed wooden building measuring 10m x 5m. The ridge height of the building is 4.1m the building would have dark finished timber walls under a slate roof, which would be appropriate in this rural location. The proposed outbuilding would be sited within the residential curtilage of the dwelling, in the area already utilised as a vegetable garden which is enclosed within a lightweight structure. Although the proposed outbuilding is a more permanent structure and would be more visible from the surrounding area, it is a small scale domestic building sited within a garden. Given the scale and appearance of the garden shed no harm would be caused when viewed from the adjacent open landscape.

The structure would be 10m x 5m in size but it would be proportionate in size and scale to the existing dwelling on the site and the plot within which it would be located. Whilst the property backs on to the water meadows which plays a significant role in the creating the overall character of the Conservation Area, given the size of the building proposed and its siting within a residential curtilage the development would not detract from the character and appearance of the Damerham Conservation Area and would accord with guidance set out in the AONB Management Plan.

There would be only three windows proposed on the front elevation of the outbuilding which would all face towards the existing dwelling on the site. Due to this limited fenestration and the proposed use as a shed, the building would not create an unacceptable level of light pollution to the detriment of the Dark Skies Reserve.

### Neighbour amenity:

The application site has no immediate neighbouring properties, and therefore the proposed outbuilding would not create issues with regard to neighbour amenity.

### Other matters:

The Parish Council have expressed concerns about the overdevelopment of the site. Although there are already a couple of existing outbuildings in this location, the plot is of a reasonable size that could accommodate the proposed additional outbuilding and would not result in overdevelopment of the plot. Furthermore the amount of development on the application site is not out of keeping with the wider area and countryside, nor would it have an unacceptable impact within the Conservation Area.

## **11 CONCLUSION**

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies. Permission is therefore recommended.

## **12 OTHER CONSIDERATIONS**

None

## 13 RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:
  - OS 1:1250 Site Location Plan as deposited with the Local Planning Authority on 9 November 2020
  - 1:500 Block Plan as deposited with the Local Planning Authority on 9 November 2020
  - Elevations, Section, Roof Plan 20044/1 dated 19/10/20 as deposited with the Local Planning Authority on 9 November 2020

Reason: To ensure satisfactory provision of the development.

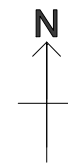
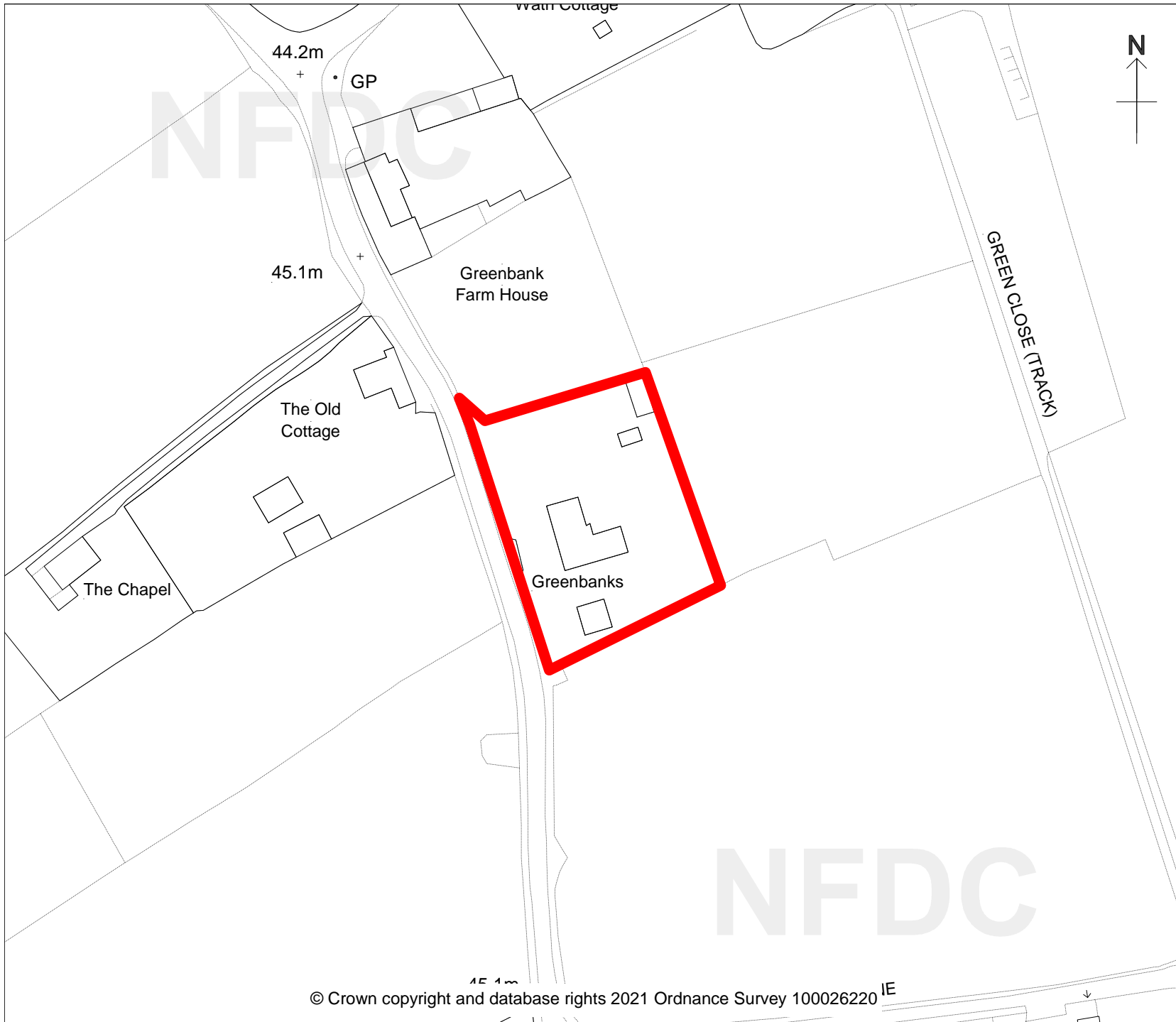
3. The timber cladding on the outbuilding shall be finished with a dark stain prior to the building being first brought into use and thereafter retained as such otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy and Policy DM1 of the Local Plan Part 2 for the New Forest District outside of the National Park.

#### Further Information:

Kate Cattermole

Telephone: 023 8028 5446



# New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Chief Planning Officer  
Planning  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

February 2021

Greenbanks, Lower Daggons Lane  
South End  
Damerham SP6 3HE  
20/11241

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.